

Brunswick Preservation and Revitalization Committee

Meeting Notes - February 18, 2019

6:00PM - 7:00PM, Brunswick City Hall

Attending: Kelly White, Brian Keller, Abbie Ricketts, Nathan Brown, Kimberly Golden Brandt

Guests: Wes White, Elsa Haarstad

District Boundaries Review

1. The group reviewed the following options for a Conservation District boundary: the Small Area Plan boundary, the TOD area, the Main Street boundary, and the Brunswick Historic District. The committee agreed that the Historic District is too large and had concerns with the Small Area Plan boundary and the TOD boundary extending beyond the circle. In reviewing the Main Street boundary, the committee noted numerous structures that are excluded but probably should be included in a Conservation District. This topic will be placed on the February 25 agenda for additional discussion.

Small Area Plan

1. Existing questions about items in the current draft:
 - a. Page 10: What is the City of Brunswick Design Manual, which is identified as an existing document? The committee thinks this may be the Façade Improvement Program Design Guidelines for the Main Street program.
 - b. Page 22: Has the City catalogued and collected street types, block types, building types, etc. for use in developing smart codes as described in this section of the plan?
2. Page 30: Under Placemaking, "Preserving historic buildings/Identifying key properties" is identified as an Action Item. The committee discussed the Fiedler study, which identified five key properties for redevelopment.
3. **ACTION ITEM: Abbie will add the Fiedler study to the Google Drive.**

Conservation District Documents

1. The committee discussed elements often included in Conservation and Preservation Ordinances
 - a. Introduction
 - b. History
 - c. Zoning Overview
 - d. Guideline vs. Code
 - e. Permit Processes
 - f. Cultural Context
 - g. Common Architectural Styles
 - h. Archaeological Resources
 - i. Materials, Signage, and Landscaping
 - j. Guidelines for Rehab
 - k. Guidelines for Building Types
 - l. Setbacks
 - m. Additions and New Construction
 - n. Demolition

2. The committee also discussed sustainability and the positive impact of preservation and reuse of existing structures.
3. Regarding Conservation Districts that are specific to non-residential structures, the committee discussed the complication of the B3 zoning district, which allows the conversion of residential structures to commercial uses.
4. **ACTION ITEM: The Committee would like to review a zoning map at the next meeting. Kelly will follow-up with Abby about this.**

Other Items

1. City of Frederick Preservation Planner Lisa Murphy to present on Frederick's demolition ordinance (Feb 25)
2. Sheila Bashiri from the City of Rockville to present on their Conservation District (March 4)
3. Nell Ziehl from Maryland Historical Trust to discuss conservation districts and demolition ordinances (March 4)